



Larcombe Cottage







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Diptford, Totnes, Devon, TQ9 7PD

Totnes 6.8 miles; Plymouth 21 miles; Exeter 31.1 miles

A superb, privately situated four-bedroom house with stunning views, woodland, orchards, and paddock — totalling approximately 8.22 acres.

- A peaceful and idyllic location
- Well presented and extended
- Interesting gardens and grounds
- Council Tax band: C
- Superb far reaching views
- Useful timber garden cabin
- 8.22 acres
- Freehold sale

Guide Price £895,000

Stags Totnes

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SITUATION

Larcombe Cottage is located in the Parish of Diptford, a desirable South Hams village surrounded by rolling countryside and within the South Devon National Landscape. The village offers a welcoming community and a well-regarded primary school, with a network of country lanes and walks on the doorstep.

Totnes, just six miles away, is a historic and thriving market town known for its vibrant atmosphere, independent shops, and excellent transport connections, including a mainline station with services to London Paddington, Exeter, and Plymouth. The nearby village of South Brent also offers a good range of amenities and access to Dartmoor, while the A38 Expressway is easily accessible, making commuting convenient.

DESCRIPTION

Larcombe Cottage is located in South Devon at the end of a private drive, offering sought-after privacy and seclusion. The original part of the property is a slate cottage, which has been sympathetically extended first by a previous owner and later by the current vendor. These works have created a lovely family home with a kitchen/sitting room and a magnificent master bedroom above, with all the rooms taking full advantage of the far-reaching countryside views.

The sale includes approximately 8.22 acres of land, comprising two orchards, and areas of hazel and native woodland. There are several useful outbuildings including a cabin workshop, a detached double garage, and a stable block.

ACCOMMODATION

The property is approached via a private drive, passing attractive terraced gardens on the western side of the house.

A covered porch with a slate floor leads into the entrance hall, which has a storage cupboard housing the hot water tank. A glazed door opens into the kitchen/breakfast/garden room, featuring oak flooring, a range of fitted base and eye-level kitchen units with marble and oak worktops, and an oil-fired Rayburn providing heating, hot water, and cooking facilities. Integrated appliances include a full-sized Bosch dishwasher, with space provided for a freestanding fridge freezer.

The extended end of the kitchen creates a fantastic living space, with double-glazed doors opening onto the slate patio and allowing uninterrupted views across the gardens and orchard and woodland beyond. A woodburning stove set on a slate hearth enhances the room's character.

From the entrance hall, a door leads to a well-fitted shower room with electric underfloor heating. A further door leads to the sitting room, situated in the older part of the property, again featuring oak flooring and an attractive fireplace with another woodburning stove on a slate hearth. This room also has direct access onto the patio.

The utility room benefits from electric underfloor heating, a slate floor, space and plumbing for a washing machine and tumble dryer, and a Franke Belfast sink set into a slate worktop. A stable door leads to the front of the property and side gate onto the lane.

FIRST FLOOR

The first-floor landing features a range of fitted cupboards and provides access to four bedrooms and the family bathroom.

The main bedroom is located at the far end of the house with vaulted ceilings and a large picture window framing superb views across the gardens, orchard, and countryside.

There are three further bedrooms — one currently used partly as an office — all capable of accommodating double beds.

The family bathroom has a tiled floor, a range of fitted bathroom cabinets, and a bath with shower over. There is also a large airing cupboard





GARDENS AND GROUNDS

The terraced gardens offer a large slate patio area extending to the south and east of the house — ideal for outdoor dining and entertaining. Pathways lead down through the gardens to an orchard with mature cooking and eating apple trees, damsons, plums, and a walnut tree.

Above the house, the garden includes a greenhouse, productive blueberry bushes, and a range of beautifully stocked flower and shrub borders.

The paddock is accessed from the main drive. It features a timber-built stable block with two stable doors, supplied with electricity and water, and includes a small internal water trough.

Near the stable is a second orchard. The borehole that supplies the properties water is also located in this area. The paddock is divided by hedgerows, leading to an area of recently planted woodland which gently slopes down to a more mature woodland area to the south.

Between the paddock and the house, a striking slate heap — believed to be spoil from the historic slate quarries. This area has been creatively landscaped by the vendor into a beautiful level slate terrace. Attractive slate walling provides built-in seating, along with a slate dining table and a fire pit, offering an exceptional spot to enjoy the 360-degree panoramic views of the surrounding countryside.

Across the unmade country lane from the main property lies an area of coppice woodland, predominantly hazel with some oak — ideal for woodland walks, wildlife watching, or harvesting sustainable wood fuel.

OUTBUILDINGS

Situated to the side of the house, and screened by shrubs is the timber cabin which is connected to both water and electricity. It includes a range of fitted kitchen units and a sink and shelving along one wall. Used by the current vendor as a studio, the cabin is a peaceful, light and airy space.

Above the main house sits the detached double garage with power connected. Within the garage is the UV filtration system and pump for the property's private water supply.

DIRECTIONS

What3words:///pyramid.rams.shrub

SERVICES

Mains electricity, private drainage, oil fired heating. According to Ofcom ultrafast broadband and limited mobile coverage available. Internet is currently supplied by satellite. Bdy Telecom Ltd

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

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Approximate Gross Internal Floor Area = 151.6 sq m / 1633 sq ft
 Garage Area = 32.9 sq m / 355 sq ft
 Outbuilding Area = 72.9 sq m / 785 sq ft
 Total Area = 257.4 sq m / 2773 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



